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Agenda Item: Draft Plan
Received: May 12, 2020

Testimony for CPAC Meeting May 19, 2020

After quickly looking over the draft plan, I have two questions/issues you may be able to help me with.

1) On page 23 it still quotes a source saying Pioneer Mill Company acquired the lands...Just because something is sourced doesn't make it true. Obviously some of the land was taken illegally since Hawaiian heirs are prevailing in court. Though it didn't pass this session, the state senate bill SB749 addressed this issue.

Since the West Maui Community Plan is an official document with some force of law, would you agree that the language concerning this controversial issue be as accurate as possible? Can you please change it before submitting to the Maui Planning Commission and County Council?

Here is a suggestion to add to the community plan Section 1/Plan Framework following this quote on page 23:

While western businesses in the Lahaina region thrived throughout the 1800s, Hawaiian residents were losing their lands and access to water for traditional agriculture. Between the 1860s and 1920, Pioneer Mill Company's predecessors acquired the lands of Hawaiian residents (Maly and Maly 2007: 13).

However, some of the parcels were only leased. In subsequent sales, the leased lands were sold. When the Pioneer Mill Company closed in 1999, all the land was sold, even the properties with questionable titles. Due to this practice throughout the islands, quiet title claims have increased dramatically. Court rulings in favor of lineal heirs and proposed legislation for mediation are some of many actions necessary to remedy these contested land titles.

2) On page 27 and other pages it has the projections for the Growth Framework. Unless I missed it in the draft plan, several discussions included limiting the island's capacity rather than developing to accommodate demands.

Also, Tamara Paltin testified the county council is working toward reverting short-term vacation rental properties that were previously housing apartments/condos back into long-term housing to meet the demand without more developments.

Stopping vacation rental uses in residential neighborhoods was an immediate solution to the housing demands. Especially since tourism will take a while to recover, now would be an excellent time to make these changes.

I read the draft really fast so this information may already be in there. If not, can this information be added before sending to the next councils and commissions for approval? The growing population, adequate services, and where will new residents live in the community plan is from government generated resources. The CPAC had other options, which are appropriate to put in the West Maui Community Plan. Here are some suggestions to include on page 27:

A Growing Population

The West Maui statistics of growing population, adequate services, and where new residents will live is from government generated resources. The West Maui Community Plan recognizes these issues by considering alternatives.

The population of West Maui increased from just over 22,000 in 2010 to nearly 25,000 in 2017.

Population growth during this period occurred at a faster rate in West Maui than the rest of Maui County and the state (ESRI, 2017). From 2004 to 2016, 59 percent of Maui County's population growth came from natural increase (local births minus deaths), 35 percent from international migration, and six percent from domestic migration (DBEDT, 2017). West Maui is also a popular visitor destination and one of the largest employment centers in Maui, drawing an estimated average daytime population of 63,706 persons. This includes about 10,287 residents who remain in West Maui during the day, 19,868 workers from West Maui and elsewhere who commute to West Maui, and 33,551 visitors (ESRI, 2017) (DBEDT, 2017).

How will West Maui ensure adequate services?

The increased number of people living, working, and spending time in West Maui is putting a strain on housing, roads, transit, infrastructure, and other resources. With the population of West Maui projected to grow to 33,754 by 2040, demand for housing, water, and other infrastructure will continue to grow. Planning to ensure sufficient water, wastewater, and other services for existing and new development will be challenging for the County and other service providers.

Considering the limited resources of an island, growth will be determined by capacity availability. Additional roads, housing, water and wastewater infrastructure will be limited to ensure quality of life for residents, environmental protections, and cultural preservation.

Where will new residents live?

By 2040 it is estimated that West Maui will need a total of 13,358 housing units to accommodate resident demand (County of Maui, Land Use Forecast, 2014). This would require building an additional 5,288 new homes, or about 251 (330 including non-resident demand) housing units per year from 2019 to 2040. For the period 2008 to 2017, development of new homes in West Maui did not keep pace with demand.

Though government statistics forecast housing demands met with building additional units, the West Maui Community Plan suggests other alternatives. Convert existing structures like the former Travelodge Motel/Anchor Square into housing units. An immediate remedy for the housing shortage is to stop residential short-term vacation rentals. Another option is reverting short-term vacation rental condominium/apartment properties back to their original residential designation. In addition to the development of Hawaiian Homelands and truly affordable housing in perpetuity, these options for increasing housing units to accommodate resident demands are recommended.